



St. Michael's Centre

51 Elmwood Road, Chiswick, W4 3DZ

Impressive Day Nursery Space To Let

**(May suit range of
alternative uses by
agreement)**

2,421 sq ft
(224.92 sq m)

- Daytime use - hours to be agreed
- Suitable for day nursery/early years
- Generous outdoor amenity space
- Impressive light & airy space
- Well-specified
- May suit other uses by agreement

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Summary

Available Size	2,421 sq ft
Rent	£48,000 per annum
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located in Elmwood Road, just off Sutton Court, Road, immediately to the south of the A4/M4 at Sutton Court traffic lights in west London. The area, known as Grove Park, is a thriving and affluent, predominantly residential, area of Chiswick, bounded to its south by the River Thames, with its pleasant riverside walks.

Description

The property comprises self-contained facility adjoining St Michael's church which historically provided church hall facilities, but has more recently been adapted for use by a day nursery. The spaces centred around a large hall with stage, around which is arranged studio space, an office, WCs, a kitchenette & storage. The hall incorporates a stage suitable for theatrical performances.

Terms

Available on a new lease outside the Landlord & Tenant Act 1954 on terms to be agreed.

Offers are invited, which should include; Name/Names of Tenant and Guarantors (or other security to be provided), lease length and rent, and a one-page summary business plan identifying the use to which the premises will be put, and to provide assurance to the landlord (background, experience, credentials, viability, etc).

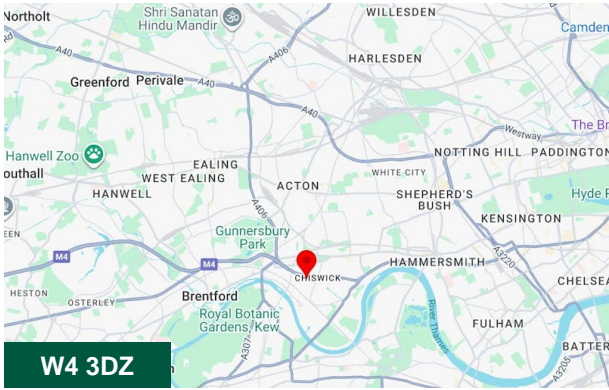
Purchasers will be required to provide identity information so Anti-Money Laundering checks can be undertaken before an offer can be accepted on any property that we are marketing.

RICS Code for Leasing Business Premises

We refer you to the RICS Code for Leasing Business Premises, which provides some important guidance on commercial leasing matters.

Viewings

Strictly by appointment with Whitman & Co Commercial.



Viewing & Further Information



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